

## Town Planning Scheme No. 3

### Town Planning Scheme Policy No. 17.1

# SEA CONTAINERS

## Objective

To regulate the use of sea containers to ensure they do not detract from the visual amenity of the locality.

**In considering any application for approval to place a sea container(s) on a lot, the criteria below will be considered.**

### Policy Criteria:

- 1) This policy applies to the whole district of the Shire of Plantagenet excluding Crown Reserves. It applies to all zoned land.
- 2) Applications for planning consent and a building licence are required to be lodged prior to siting a sea container on a property. That application will include:
  - a. A completed application for planning consent and a building licence and the appropriate fees;
  - b. A scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, watercourses and vegetation on the property;
  - c. The proposed size and use of the sea container;
  - d. Evidence that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties; and
  - e. If a sea container can be seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted shall be provided.
- 3) Sea containers may be approved in the Commercial, Service Industrial, Industrial, Special Industrial and Rural (outside Townsites) Zones, subject to them not being located within the front boundary setback area or in areas designated for car parking or landscaping. Sea containers

must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to the Council.

- 4) In all zones, a sea container may be temporarily placed on a property to store building materials while construction of a house, commercial or industrial building is being carried out on the property, without requiring town planning approval or a building licence. A sea container must not be placed on the property prior to the issue of a building licence for the proposed permanent building and must be removed upon completion of construction or expiry of the building licence.
- 5) A sea container shall be deemed to be an outbuilding and is subject to Town Planning Scheme Policy 16 – Outbuildings.
- 6) Sea containers are not permitted on any land zoned Residential, Enterprise, Rural Residential, Rural Smallholding and Landscape Protection other than as detailed at (4) above in a temporary situation during construction of an approved building.
- 7) Sea containers are not to be used for habitable purposes.
- 8) Sea containers cannot be located within front boundary setbacks as required by Town Planning Scheme No. 3.
- 9) Sea containers must be in good repair with no visible rust marks, a uniform colour to compliment the building to which it is ancillary and be appropriately screened where considered necessary.
- 10) The Council may require the exterior of the sea container to be upgraded to blend with the surrounding development or landscape in terms of colour, finish and appearance.
- 11) Where a sea container is to be placed on site permanently in accordance with (3) above, the application required by (2) above shall include certification from a professional engineer as to the method of providing structural tie down.

This Town Planning Scheme Policy No. 17.1 supersedes Town Planning Scheme Policy No. 17.

Adopted on 18 January 2011 in accordance with clause 7.6 of Town Planning Scheme No. 3.